



MLS 7017065 Commercial

**\$1,100,000**

312 Spruce Street  
Alexandria MN 56308

Status: Active

**Description:**

For sale: 14 unit apartment building right off County Road 82 in the desirable, growing city of Alexandria. Large, nearly acre lot with over 130ft of frontage. Expand the building for more income potential or sit back and enjoy the cashflow.

Most of the units have been updated with only 1 left to bring up to speed.

Heated 24x30 garage currently rented, full basement on the Southeast wing for easy access to mechanicals and or storage for tools, appliances etc...

Alexandria is the perfect spot to start or expand your portfolio. With lots of infrastructure and employment opportunities, the city continues to lead a strong demand for housing. Most of the units being studio apartments, you'll find these easy to rent out and maintain. Reach out to view financials and see the competitive cap rate this property is offered at.

**Additional Details:**

Year Built	1950
Lot Acres	0.949
Lot Dimensions	140x295x140x295
Garage Stalls	2
School District	1015
Taxes	\$4,236
Taxes with Assessments	\$4,236
Tax Year	2025

**Additional Features:**

**Basement:** Block, Partial, Concrete, Storage Space, Unfinished **Fuel:** Array **Garage:** 2 **Heat:** Boiler, Radiant **Sewer:** City Sewer/Connected  
**Water:** City Water/Connected **Air Conditioning:** Window Unit(s)

**Driving Directions:**

From N Nokomis ST turn left onto 3rd Ave E. From there continue 0.4 miles. Turn right onto Spruce Street. Property is on your right.



Listed By:  
Hetland Realty, LLC

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470